

**San Antonio Public Library
Construction Update
February 24, 2009**

Bazan Branch Library

Description: Repairs and renovations

Funds: 2007 Bond \$375,000

Location/District: 2200 W. Commerce Street/District 5

City Architect: William Hensley

Project Architect: None

Design Enhancement: None

Construction Contract: Job Order Contracting/Jamail & Smith Construction

Estimated Completion Date: October 2008

Project Scope: HVAC replacement; site work to correct drainage around building; repairs to sidewalks; exterior and interior lighting upgrades; repairs to landscaping and irrigation system; carpet replacement; new furniture; new lighted flagpole

Current Status: All renovations are completed including the installation of the new lighted flag pole. Installation of the new furniture is scheduled to be complete by the end of February.

Central Library Roof, Skylight Replacement and Exterior Coating

Description: Replacement of the roof and skylight and repairs to exterior leaks

Funds: Certificates of Obligation \$3,150,000 (roof \$1,500,000; exterior coating \$1,650,000)

Location/District: 600 Soledad Street/District 1

City Architect: Chester Slimp

Project Architect: Raba-Kistner Consultants, Inc.

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: May 2010

Project Scope: An interim project to provide re-roofing, recoating and associated repairs to prevent water infiltration at the Central Library

Current Status: After City posting of the Request for Qualifications, a vendor has been selected as the Construction-at-Risk Manager/Contractor, pending Council approval in March. After the contracts are approved by City Council work on the design documents will begin. Construction is estimated to be complete by the summer of 2010.

Collins Garden Branch Library

Description: Repairs and renovations

Funds: 2007 Bond \$400,000

Location/District: District 5

City Architect: William Hensley

Project Architect: None

Design Enhancement: None

Construction Contract: Jamail & Smith Construction

Estimated Completion Date: Estimated November 2008

Project Scope: Roof replacement; exterior patching and painting; removal of rear wood canopy; parking lot restriping; interior patching and painting

Current Status: The Job Order Contract was approved by City Council on August 14 and work began in September. No closure of the Branch is anticipated for this work. Painting of the exterior is complete and re-roofing is in progress. Interior patching and painting have begun and the project is estimated to be completed by early March.

Cortez Branch Library

Description: Repairs and renovations

Funds: *2007 Bond \$300,000/CDBG \$100,000

Location/District: District 4

City Architect: William Hensley

Project Architect: Alvidrez Architecture, Inc.

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: Expansion and renovations to the meeting room and front entrance

Current Status: The project architects met with Library staff on August 28 to present conceptual designs. Construction documents are being completed and the project is expected to be bid in February. Construction is scheduled to start in April 2009 with completion September 2009. A discussion is underway to decide whether the branch will have to close while this work is underway.

*\$50,000 of Bond funds was previously spent on painting and carpet.

New District 9 Branch Library

Description: Construction of a new branch library

Funds: 2007 bond \$3,000,000/Unissued Certificates of Obligation \$4,000,000

Location/District: Corner of Wilderness Oak and Blanco Road/District 9

City Architect: Dale Lange

Project Architect: Marmon Mok Architecture

Design Enhancement: To be determined

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: Construction of a new branch library

Current Status: The project architects held design charrettes with the Library Board Facilities Committee and library staff. Conceptual design is in progress. A community meeting is scheduled February 19 at the Wilderness Oak Elementary School to gather input from neighborhood stakeholders.

Facilities Assessment Study

Description: Comprehensive assessment of physical elements at all library locations

Funds: \$250,000 Capital Funds, Certificates of Obligation

Location/District: All library locations in all districts

City Architect: Dale Lange

Project Architect: Debra Dockery Architects

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: April 2009

Project Scope: Assessment of current conditions of all Library buildings and recommendation of replacements, repairs and renovations anticipated within the next 5 years; prioritization of needs and estimation of costs

Current Status: A pre-assessment and scoping meeting was held on January 22. Site visits began on January 27. The five-year plan is scheduled for completion by April 2009.

Hertzberg Building Restoration

Description: Repairs and renovations; building stabilization

Funds: 2003 Bond \$500,000

Location/District: 210 W. Market Street/District 1

City Architect: William Hensley

Project Architect: To be determined

Design Enhancement: To be determined

Construction Contract: To be determined

Estimated Completion Date: March 2010

Project Scope: In partnership with the National Western Art Foundation, stabilization and restoration of the former Hertzberg building for use as the Dolph and Janie Briscoe Western Art Museum; construction of a history center portal to be housed in the museum

Current Status: The stabilization process was completed with installation of a new roof and resealing of the windows. The building exterior has been gently pressure-cleaned. The interior has been emptied and stripped to its structural components. The National Western Art Foundation is early in the schematic design phase for the museum. The design phase should begin in February 2009.

History Center Portal

Description: Design and construction of a Library History Center Portal in the Briscoe Western Art Museum

Funds: Certificates of Obligation \$1.5 million

Location/District: 210 W. Market Street/District 1

City Architect: Bill Hensley

Project Architect: To be determined

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: March 2010

Project Scope: Construction of a history center portal to be housed in the previous Hertzberg Circus Museum building

Current Status: The project was delayed due to changes in NWAFA Administration. A Request for Qualifications to select a design consultant for the Portal has now been issued and selection scheduled for completion in March 2009.

Johnston Branch Library

Description: Repairs and renovations

Funds: 2007 Bond \$ 300,000/CDBG \$150,000

Location/District: 6307 Sun Valley/District 4

City Architect: William Hensley

Project Architect: None

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: Replacement of the retention wall; site work; roof replacement; parking lot repairs; installation of a flagpole

Current Status: Flagpole installation is complete. An engineering contract is in place. Soil testing and design work is in progress and is estimated to be completed by the end of February 2009. A construction contract for the proposed work will need to go to City Council for approval.

Las Palmas Branch Library

Description: Roof replacement

Funds: \$480,000 Capital Funds, Certificates of Obligation

Location/District: 515 Castroville Road / District 5

City Architect: Dale Lange

Project Architect: None

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: Roof replacement and other repairs as funding provides

Current Status: Priority scoping of additional work to occur in February 2009

McCreless Branch Library

Description: Repairs and renovations

Funds: 2007 bond \$450,000

Location/District: 1023 Ada/District 3

City Architect: William Hensley

Project Architect: O'Connell and Robertson Architects

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: HVAC replacement; carpet replacement; painting; installation of exterior restroom doors; new meeting room furniture; installation of roof canopy over the back door; expansion of parking area if funding permits

Current Status: A preliminary scope meeting was held with O'Connell & Robertson. The City Architect is negotiating a contract with O'Connell and Robertson Architects. Negotiations for additional parking are on hold.

Memorial Branch Library

Description: Repairs and renovations

Funds: 2007 Bond \$300,000

Location/District: 3222 Culebra Road/District 5

City Architect: William Hensley

Project Architect: Vitetta Architects

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: Carpet replacement; new shelving; ADA improvements to the restrooms and modifications to the circulation desk; new interior lighting if funding permits

Current Status: A preliminary scoping meeting was held with the project architect. The City Architect is negotiating a contract with Vitetta Architects. A contract for replacement shelving is currently being processed by the Purchasing Department.

Mission Branch Library

Description: Construction of a new branch library

Funds: 2007 Bond \$4,175,000; Certificates of Obligation \$2,825,000

Location/District: Site of former Mission Road Drive-In/District 3

City Architect: William Hensley

Project Architect: Kell Muñoz

Design Enhancement: To be determined

Construction Contract: To be determined

Estimated Completion Date: Summer 2010

Project Scope: Construction of a new branch library

Current Status: The project architects are working on concepts for space layouts and interrelation of areas. The project architects have conducted design charrettes with the Library Facilities Committee and Library staff. An additional community meeting took place on January 28 to update stakeholders on the project's progress. A design presentation was made to the Board of Trustees the last week of January. Both the Master Plan and the conceptual library plan were presented to the Historic and Design Review Commission and received approval on February 4. Assistant City Manager Frances González has identified funds for additional site needs and work to the old theater marquee and other historical elements.

Pan American Branch Library

Description: Repairs and renovations

Funds: 2007 Bond \$300,000

Location/District: 1122 Pyron Avenue/District 4

City Architect: William Hensley

Project Architect: None

Design Enhancement: None

Construction Contract: Jamail & Smith Construction

Estimated Completion Date: November 2008

Project Scope: Parking lot rebuild with curbs and drainage; restroom upgrades; energy lighting upgrades; painting of exterior metal elements; furniture replacements

Current Status: All renovations are complete except for the new lighted flag pole and signage upgrades. Replacement furniture is scheduled for installation the third week of February. The branch was closed for three weeks in December but is now open.

Roosevelt High School & Public Library

Description: Construction of a new library at the existing Roosevelt High School to serve both students and the public

Funds: 2003 Bond \$900,000

Location/District: 5110 Walzem Road/District 2

City Architect: None

Project Architect: James S. Davis, Partner with Garza, Bomberger & Associates

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: August 2009

Project Scope: Expansion of the new Roosevelt High School Library to accommodate use by the general public

Current Status: Construction has begun on the foundations, floor slab, walls and ceilings. Interior work is underway. Move-in is scheduled for August 2009 with opening for the school year later that month. The project is currently ahead of schedule and move-in to the library may occur in March 2009.

Thousand Oaks Branch Library

Description: HVAC system replacement

Funds: \$240,000 Capital Funds, Certificates of Obligation

Location/District: 4618 Thousand Oaks Drive / District 10

City Architect: Dale Lange

Project Architect: None

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: HVAC system replacement and other repairs as funding provides

Current Status: Priority scoping of additional work to occur in February 2009

Westfall Branch Library

Description: Roof and HVAC system replacement

Funds: \$600,000 Capital Funds, Certificates of Obligation

Location/District: 6111 Rosedale Court / District 1

City Architect: Dale Lange

Project Architect: None

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: Roof and HVAC system replacement and other repairs as funding provides

Current Status: Priority scoping of additional work to occur in February 2009